



# FOR SALE

## HUGE PRICE REDUCTION STUNNING WATERFRONT

### ATTENTION ALL DOWNSIZERS

This luxury waterfront freestanding villa ticks all the boxes. Spacious, single-level, no body corporate, no gardening and located in a quiet residential cul-de-sac. A short stroll to the new Gold Coast Cultural Precinct, and HOTA. Close by are numerous quality restaurants located on the Isle of Capri and Chevron Island.

Ideally suited if you are looking to downsize but still want the water views and the comfort of easterly breezes, alfresco dining, skyline lights, quality fittings and bespoke architectural elements without the gardening and upkeep of larger properties. Superior presentation and finishes with high decorative ceilings and sliding glass doors to capture the tranquil water views overlooking Isle of Capri. Lifestyle elements include a pool and fountain, spa, fully ducted air-conditioning, security alarm system, security screens, jetty, covered entertainment deck, secure garage with room for 2 additional off-street parks. Private entrance surrounded by high fences. This rare opportunity is not to be missed. The property is vacant and can be viewed anytime.

A NOTE from Penny (the Cavoodle). "I recommend living here because it is fully fenced, good outside shade and lovely breezes."

- Three spacious bedrooms
- Master bedroom with ensuite, walk-in robe and French doors to patio area
- Large lounge with high ceilings
- Separate Dining
- Private pool and spa
- Covered Entertainment deck with dazzling skyline views
- Ducted air-conditioning
- Double garage with remote door
- Separate driveway - plenty of parking
- Security alarm system
- Separate pool camera
- Security screens
- Outside sound system

3 BED | 2 BATH | 4 CAR

### PRICE:

Contact Agent

### OPEN FOR INSPECTION:

N/A



**Diane Ryley**

**0410747055**

diane.ryley@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)